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## FOR SALE

Warwick Town Centre Freehold  
Investment

**947 sq.ft** (88 sq.m)

1 St. John's, Warwick, Warwickshire, CV34 4NE

## Accommodation

The building is an end of terrace property of late Victorian 9 inch redbrick construction, surmounted by a pitched slate roof. The building is split between a ground floor retail shop (trading as a cafe) and a separate one bedroom residential apartment, each having their own pedestrian doors.

The cafe provides well presented retail space, with the benefit of rear access and one parking space, within the rear yard behind the property.

The apartment is accessed by a door on the right hand side of the cafe entrance, which is followed by a secondary entrance door leading to the stairs. The apartment has recently been refurbished with new carpets, painted internal walls and ceilings, new kitchen and LED spotlights, a newly refitted shower room and WC. The apartment benefits from electric convection radiators throughout.

Floor Areas:

Ground Floor retail: 414 sq.ft (38.50 sq.m)

First Floor Residential: 533 sq.ft (49.55 sq.m)

## Location

1 St. John's is situated at the base of Smith Street, which follows into Coten End and Coventry Road, a busy trading position within Warwick.

The property is within a 7 minute walk of Warwick Railway Station and is easily accessible to the rest of Warwick Town Centre. Leamington Spa is a short drive, following the Emscote Road.

## Tenure

Freehold, subject to the occupational lease on the ground floor retail unit, let on internal repairing terms, expiring in November 2027. Currently producing £648 pcm which will rise to £693 pcm from November 2025 until the end of term.

The flat will be vacant when the property is sold.

## Services

Mains electricity, water and drainage are connected to the property.

## EPC

Shop EPC: D 96

Apartment EPC: TBC

## Planning

Class E (ground floor)

Class C3 (first floor)

## Price

Offers over £225,000

## Rates

The rateable value for the shop for the current year is £5,100. The shop qualifies for 100% small business rates relief.

The Council tax banding for the flat is Band A.

## Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

**SAT NAV: CV34 4NE**

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